

This instrument prepared by:
Mary Thornton Taylor, Esquire
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Send tax notice to:
Richard W. Benson
1000 Eagle Point Corporate Drive
Birmingham, Alabama 35242

Post # 2000-42492

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL PERSONS BY THESE PRESENTS:
SHELBY COUNTY)

That for and in consideration of ONE MILLION NINETY TWO THOUSAND EIGHT HUNDRED SIXTEEN AND NO/100 DOLLARS (\$1,092,816.00) to the undersigned **EQUINE PARTNERS, L.L.C.**, an Alabama limited liability company ("Grantor"), in hand paid by **RICHARD W. BENSON** ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1-B, according to A Resurvey of Lot 1 of The Narrows Commercial Subdivision, Sector 1, as recorded in Map Book 27 page 107, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property").

The Property is conveyed subject to the following:

- (1) Ad valorem taxes due and payable October 1, 2001 and all subsequent years thereafter;
- (2) Fire district and library district assessments for 2001 and subsequent years not yet due and payable;
- (3) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 109 page 70 and Deed Book 145 page 22 in Probate Office.
- (4) Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 95 pages 515, 535 and 503 in Probate Office.
- (5) Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 324 page 840 and Deed Book 329 page 430 in Probate Office.
- (6) Restrictions, limitations and conditions as set out in Map Book 27 page 8 and Map Book 27 page 107.
- (7) Easement(s) as shown by recorded plat as set out in Map Book 27 page 8 and Map Book 27 page 107.
- (8) Declaration of covenants, conditions and restriction as set out by Inst. #2000-17137 in Probate Office.
- (9) Easement to Alabama Gas Corporation as set out by Inst. #2000-01818 in the Probate Office.
- (10) Mineral and mining rights not owned by Grantor.

\$1,087,500.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, Grantor **EQUINE PARTNERS, L.L.C.** by and through William L. Thornton, III, as President of The Crest at Greystone, Inc., an Alabama corporation, the Member of Equine Partners, L.L.C., who is authorized to execute this Statutory Warranty Deed as provided in Grantor's Articles of Organization and Operating Agreement and First

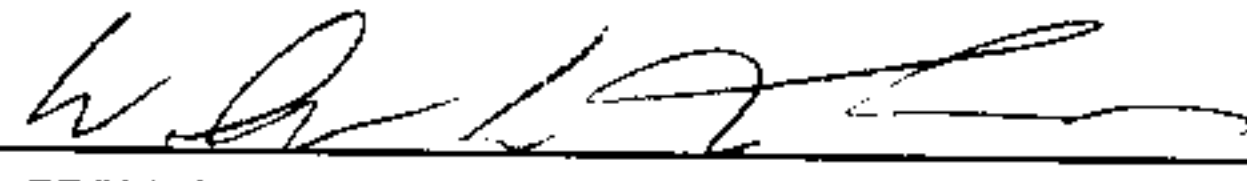
CLAYTON T. SWEENEY, ATTORNEY AT LAW

12/11/2000-42492
08:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 19.50

Amendment to said Operating Agreement which, as of this date have not been further modified or amended, has hereto set its signature and seal this 30th day of November, 2000.

EQUINE PARTNERS, L.L.C.

By: **The Crest at Greystone, Inc.,
Its Member**

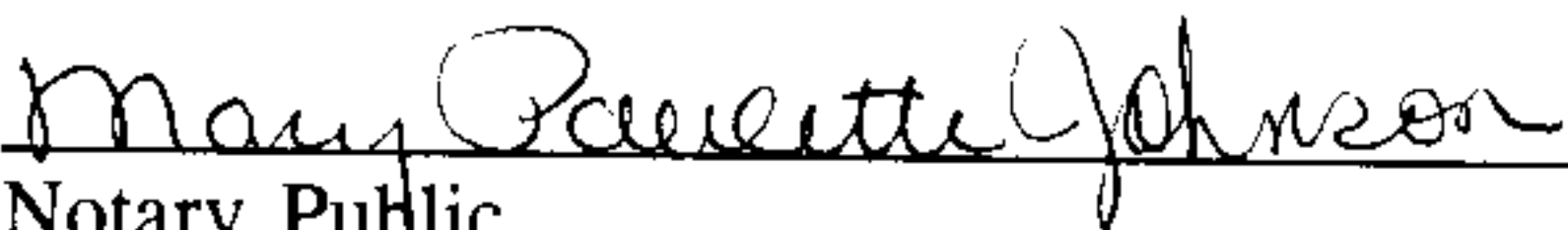
By: 
William L. Thornton, III
Its President

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William L. Thornton, III**, whose name as President of The Crest at Greystone, Inc., an Alabama corporation, as Member of **EQUINE PARTNERS, L.L.C.**, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Member as aforesaid.

Given under my hand and seal, this 30th day of November, 2000.

(SEAL)


Notary Public
My commission expires: 7/24/2001

W0114532